

**Minutes
Bar Harbor Planning Board
December 17, 2008
Council Chambers – Municipal Building
93 Cottage Street**

I. CALL TO ORDER — 6:06 p.m.

Members present: Kay Stevens-Rosa, Chair; Kevin Cochary, Vice-Chair; Lynne Williams, Secretary; Dave Bowden. Also present: Anne Krieg, Planner; Kris Hultgren, Staff Planner

II. EXCUSED ABSENCES

There were no excused absences.

III. ADOPTION OF THE AGENDA

Mr. Bowden moved to adopt the agenda. Ms. Williams seconded and the Board voted unanimously to approve the motion.

IV. APPROVAL OF MINUTES

Mr. Bowden moved to approve the minutes from the December 3 meeting. Ms. Williams seconded and the Board voted unanimously to approve the motion.

V. REGULAR BUSINESS

There was no regular business.

VI. OTHER BUSINESS

A. Presentation of Wetland and Vernal Pool Mapping by Stantec Consulting

Fred DiBello, from Stantec Consulting, gave an overview of the work he did for the town. Mr. DiBello explained that the town hired Stantec to delineate wetlands of one acre or more and potential vernal pools within the town of Bar Harbor. Mr. DiBello went on to describe the town's contracting of Kappa Mapping to conduct a flyover of the town in the spring of 2008 to acquire the necessary photography to properly identify the natural features. Mr. DiBello introduced his PowerPoint presentation and began reviewing his work.

Mr. DiBello reviewed the methods of using the data to create the wetland and vernal pool maps and reviewed important caveats to consider when interpreting the data. One of the caveats noted by Mr. DiBello was that the vernal pools identified are potential vernal pools and must be field verified to confirm their significance.

Mr. DiBello described typical wetlands and vernal pools and reviewed how wetlands scientists like him interpret the data.

Mr. Bowden asked Ms. Krieg how the town plans to use the wetland maps within the town's zoning standards. Ms. Krieg noted that the town will use the new wetlands data to update the town's natural resource protection district.

Mr. Bowden asked Mr. DiBello how accurate he feels the analysis is. Mr. DiBello responded that with emergent wetlands it's possible that 95% accuracy is achieved but there is more difficulty with forested wetlands and estimated their accuracy at 75%.

Mary Opdyke, a member of the public in attendance, asked Mr. DiBello about the procedure for handling a vernal pool near her property that was not identified on the town's map as a potential vernal pool. Mr. DiBello responded that the land owner should work with the town to include the location on its map if it can be confirmed as a significant vernal pool.

Mr. Bowden asked Mr. DiBello about the significance of forested wetlands. Mr. DiBello noted the state's position on regulating wetlands but did mention that development impacts on forested wetlands continue to be debated.

Mr. DiBello finished the presentation and reiterated the limitations of using the data to identify wetlands and vernal pools and noted that field verification on the ground is essential to knowing exactly what is on the land.

B. Discussion about Land Use Ordinance amendments for June 2009

- Sign Ordinance

Ms. Krieg updated the Board on the progress of updating the sign ordinance. Ms. Krieg noted the work of the Design Review Board and said the Board is close to finishing its work.

- Wind Ordinance

Mr. Hultgren updated the Board on the progress of creating standards for the siting of small wind energy systems. Mr. Hultgren noted that the first draft of the wind ordinance was reviewed by the Town Council on December 16 and staff is working on updating the draft based on the feedback.

VII. PLANNING DIRECTOR'S REPORT

There was no report.

VIII. BOARD MEMBER COMMENTS AND SUGGESTIONS FOR THE NEXT AGENDA

There were no comments.

IX. ADJOURNMENT – 7:20pm

Mr. Cochary moved to adjourn. Mr. Bowden seconded and the Board voted unanimously to approve the motion.

Signed as approved:

Lynne Williams, Secretary
Planning Board, Town of Bar Harbor

Date